

Next item on the agenda is PZS-2015-25 requested by Michael A Gassen for resubdivision of Lot FE-4, Subdivision of the Estate of S. Ciravolo into Lots FE-4A & FE-4B at 457 & 461 Magnolia Ridge Rd., Boutte. Zoning District OL. Council District 4.

Mr. Pfeifer: The subject site is situated across from 460 Magnolia Ridge Road and between an access driveway to the Westbank Protection Levee and 473 Magnolia Ridge Road. The applicant requests a resubdivision of Lot FE-4 into Lots FE-4A and FE-4B. Lot FE-4 is approximately 76,845 sq. ft. The requested resubdivision would result in the creation of two lots sized at 46,480 sq. ft. (Lot FE-4A) and 30,365 sq. ft. (Lot FE-4B). Each of these lots conforms to the O-L zoning district required minimum lot size of 20,000 sq. ft.

The resubdivision would locate the mobile home existing on Lot FE-4 to Lot FE-4A. This mobile home would continue to meet the minimum required yard sizes per the Zoning Ordinance.

Based on these assessments, the proposed resubdivision conforms to Parish subdivision and zoning regulations. The proposed resubdivision also supports the 2030 FLUM recommendation of low density residential.

The Department recommends approval.

Mr. Booth: thank you Sir. This is a public hearing for PZS-2015-25. Is there anyone here to speak in favor or against this issue? State your name and address for the record please.

Michael Gassen, 473 Magnolia Ridge Road. We're selling the part where the trailer sits on it.

Mr. Booth: Any questions for the applicant? Thank you Sir. Anyone else to speak on this issue? It's pretty straight forward, you're just dividing some open land making two lots from 1. Seeing no one else to speak, cast your vote.

YEAS: Loupe, Booth, Frangella, Galliano
NAYS: None
ABSENT: Pierre, Gibbs, Foster

Mr. Booth: that passes unanimously. You have to be here on the 3rd of August in this room at 6:00 and tell the Council what you plan to do so they can give final approval. Thank you Sir.
